GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Chodimella Gram Panchayat - Change of land use from Agricultural land use to Commercial land use in R.S.No.47/2A4(P) and 48/1C2(P) of Dondapadu(V), Chodimella Gram Panchayat, Pedavegi Mandal, W.G. District to an extent of 1693.16 Sq.Mts applied by Dr.Gummadapu Sarat- Draft Variation Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 152 Dated: 14-05-2018

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.5220/2017/R2, Dt:21.12.2017
2. Government Memo No.943634/H1/2017, MA&UD Dept., Dt:11.01.2018.
3. From the DTCP, A.P., Guntur, Lr.Roc.No.5220/2017/R2, Dt. 09.03.2018.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Govt. Memo No.943634/H1/2017, MA&UD (H1) Dept., Dt.19.03.2018.
6. A.P Extraordinary Gazette No.1152, Part.1, Dt.20.03.2018.
7. From the DT&CP., A.P., Guntur, Lr.Roc.No.5220/2017/R2, Dt.27.04.2018.

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ORDER:-

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.1152, Part-I, Dt.20.03.2018 in the reference 6th read above. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Chodimella Gram Panchayat, has informed that the applicant has paid an amount of Rs.10,164/- vide M.R.No.107/2017-18, Dt.22.01.2018 and Challan No.35610, Dt.22.01.2018 towards Development / Conversion charges. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Panchayat Secretary, Chodimella Gram Panchayat has informed that the Gram Panchayat has published the draft variation appendix notification pertaining the Change of land use from Agricultural Land use to Commercial Land use, one in The Hindu (English version) and one in Eenadu (Telugu version), respectively on 24.03.2018. On publication of notification, no complaints/suggestions were received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 15.05.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayat Secretary, Chodimella Gram Panchayat, Pedavagi (M), W.G. District.

Copy to:
The individual through the Panchayat Secretary, Chodimella G.P., Pedavagi (M), W.G.District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.47/2A4(P), 48/1C2(P) of Dondapadu (V), Chodimella Gram Panchayat, Pedavegi (M), West Godavari District to an extent of 1693.16 Sq.Mts and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA, Dt:25.07.1975 is now designated for Commercial land use by variation of change of land use basing on the Council Resolution No.36 of 2017, dated:01.12.2017 and marked as "A to E" in the revised part proposed land use map bearing G.T.P.No.04/2018/R available in the Panchayat Office, Chodimella Gram Panchayat, **subject to the following conditions that;**

1. The applicant shall provide recreation/green buffer on Southern side of the site under reference as per clause 54(11)(b)(v) of G.O.Ms.No.119, MA, Dt.28.03.2017.
2. The applicant shall obtain prior technical clearance from the Competent Authority before commencement of any development at the site under reference.
3. The applicant shall take prior approval from the Competent Authority before taking up any development at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 40'-0'' wide service road of N.H.-16.
East	:	Vacant Land in R.S.No.48/1C2(P) of G.Honey.
South	:	Vacant Land in R.S.No.48/3 of G.Honey.
West	:	Existing 33'-0'' wide road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER